



The Pavilion  
St. Stephens Road,  
Norwich

**SOWERBYS**

This contemporary one-bedroom apartment is situated close to the city centre, within the prestigious Charles Church development, on the site of the former Norfolk and Norwich Hospital. A hospital had existed here since 1771, but the site was redeveloped and completed in 2009.

Upon arrival at the apartment, prospective tenants are immediately welcomed into the entrance hall, which leads to the well-appointed accommodation.

Without a doubt, the hub of this spectacular city centre residence is the open-plan living area, which allows for entertainment and reception throughout all times of the day. The contemporary fitted kitchen, home to an abundance of both cupboard and worktop units, is perfect for those looking to display their culinary skills. The kitchen has an integral electric hob, oven, and a fridge freezer. The cosy open-plan sitting area provides versatile dimensions for all traditional furnishings.

The principal bedroom within the apartment is a spacious double room, benefitting from mirrored fitted wardrobes. Neighbouring the bedroom is the bathroom, which comprises a shower over bath, wash basin, WC, and a heated towel rail. Completing the accommodation is a useful airing cupboard offered with a washing machine.

The Pavilion is set within beautifully maintained communal grounds, and this particular fourth-floor apartment is accessed via a communal hall with security doors. There is a lift serving all floors and an allocated parking space.

Available now on an initial 12-month tenancy.

#### **NORWICH**

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chapelfield Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great

British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

#### **AGENTS NOTE**

No pets.

Unfurnished.

Available now.

Electric heating.

12 month initial tenancy.

Allocated secure parking for one vehicle.

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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